

No Fee - 6103 Government Code

54072

When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3711 Orange Street
Riverside, California 92501
Watkins Dr. Ext. - Picacho to 395

DOCUMENTARY TRANSFER TAX
\$ _____ None

Signature _____
CITY OF RIVERSIDE

RECEIVED FOR RECORD
MAY 9 1975
30 Min. Post. At Request of
CITY CLERK
Book 1975, Page 54072
Recorded in Official Records
of Riverside County, California
W.H. Walsh Recorder
FEES \$ 2.00

FOR RECORDER'S OFFICE USE ONLY

8397

GRANT DEED

APPROVED AS TO FORM
Subscribed
ASSISTANT CITY ATTORNEY

BEVERLY HILLS NATIONAL BANK, as Trustee under the will of Peter C. Gernert, Deceased, Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the SOUTHEAST QUARTER of SECTION 29, Township 2 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

Commencing at the intersection of the centerline of WATKINS DRIVE with the southwesterly prolongation of the southeasterly line of Lot 110 of UNIVERSITY HILLS UNIT 3, as shown by map on file in Book 35 of Maps, pages 67 thru 69 inclusive thereof, Records of Riverside County, California;

Thence South 42° 10' 30" East, along said centerline of WATKINS DRIVE and along its southeasterly prolongation, 54.48 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 111.02 feet thru a central angle of 03° 10' 50" to a tangent line;

Thence South 38° 59' 40" East, along said tangent line, 227.03 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly along said curve, an arc length of 75.40 feet thru a central angle of 02° 09' 36" to a tangent line;

Thence South 36° 50' 04" East, along said tangent line, 131.68 feet to the north line of said Southeast Quarter of Section 29;

Thence South 89° 12' 51" East, along said north line, 266.88 feet to the TRUE POINT OF BEGINNING;

Thence South 36° 01' 51" West, a distance of 123.38 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 180.00 feet;

Thence southwesterly, along said curve an arc length of 54.44 feet thru a central angle of 17° 19' 40" to the beginning of a curve, concave northerly and having a radius of 21.00 feet; the radial line to said point bears South 36° 38' 29" East;

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Thence southwesterly, westerly and northwesterly, along said curve, an arc length of 33.64 feet thru a central angle of 91° 46' 24" to a cusp; said cusp being a point in a curve, concave southwesterly and having a radius of 1,820.00 feet; the radial line to said point of said curve bears North 55° 07' 55" East;

Thence southeasterly, along said curve, an arc length of 81.14 feet thru a central angle of 02° 33' 16" to a cusp; said cusp being the beginning of a curve, concave southeasterly and having a radius of 21.00 feet; the radial line to said cusp of said curve bears North 57° 41' 11" East;

Thence northwesterly, northerly and northeasterly, along said curve, an arc length of 31.78 feet thru a central angle of 86° 42' 39" to the beginning of a curve, concave northwesterly and having a radius of 220.00 feet; the radial line to said point in said curve bears North 35° 36' 10" West;

Thence northeasterly, along said curve, an arc length of 70.52 feet thru a central angle of 18° 21' 59" to a tangent line;

Thence North 36° 01' 51" East, along said tangent line, 151.64 feet to said north line of the southeast quarter of Section 29;

Thence North 89° 12' 51" West, along said north line, 48.98 feet to said TRUE POINT OF BEGINNING.

Area: 9,012.9 square feet or 0.207 acres.

DESCRIPTION APPROVAL
By George P. Hutchins 8/9/74 by [Signature]
Surveyor

Dated JAN 3 1 1975

BEVERLY HILLS NATIONAL BANK,
as Trustee under the will of
Peter C. Gernert, Deceased

BY [Signature]
Assistant Vice President

BY [Signature]
R. C. McMILLAN ASSISTANT REAL PROPERTY OFFICER

STATE OF CALIFORNIA

CORPORATION ACKNOWLEDGEMENT

County of LOS ANGELES ss.

On this 7th day of FEBRUARY in the year one thousand nine hundred and 75

before me, the undersigned, a Notary Public in and for said County and State, residing therein duly commissioned and sworn, personally appeared B. D. HEMBREE & R. C. McMILLAN

known to me to be the Asst Vice President & Asst Real Property Officer of the corporation described in and that executed the within instruments, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and J. he. y. acknowledged to me that such corporation executed the same, pursuant to its by-laws or a resolution of its board of directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this Certificate first above written.

[Signature]
Notary Public in and for said County and State

My Commission Expires [Signature]
BETTY LUE ROSS
NOTARY PUBLIC-CALIFORNIA
COUNTY OF LOS ANGELES

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UNIVERSITY HILLS

UNIT 3

110

M.B. 35/67-69
RIV. CO.

SUBD'V'N

S'E'LY LINE LOT 110
S 47°49'30"W

109

WATKINS DR.
S 42°10'30"E
R=665'

BND'RY

S 47°49'30"W

N 47°49'30"E (R)

E R=2000'
Δ=3°10'30"
L=111.02'

N 51°00'20"E (R)

SUBD'V'N

100' EASEMENT TO STATE
OF CALIFORNIA INST. NO. 79016,
REC. 8/3/66

PARCEL 1

N 51°00'20"E (R)

E R=2000'
Δ=2°09'36"
L=75.40'

N 53°09'56"E (R)

POR. S.E. 1/4 SEC. 29
T.2S., R.4W., S.B.M.

POR. N.E. 1/4 SEC. 29
T.2S., R.4W., S.B.M.

MATCH LINE SHEET TWO

N 53°09'56"E (R)

BASIS OF BEARINGS:

E WATKINS DR. S 42°10'30"E
PER M.B. 35/67-69, RIV. CO.

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

12/25, 25-4

SCALE: 1" = 100'

DRAWN BY W.F. DATE 4/26/74

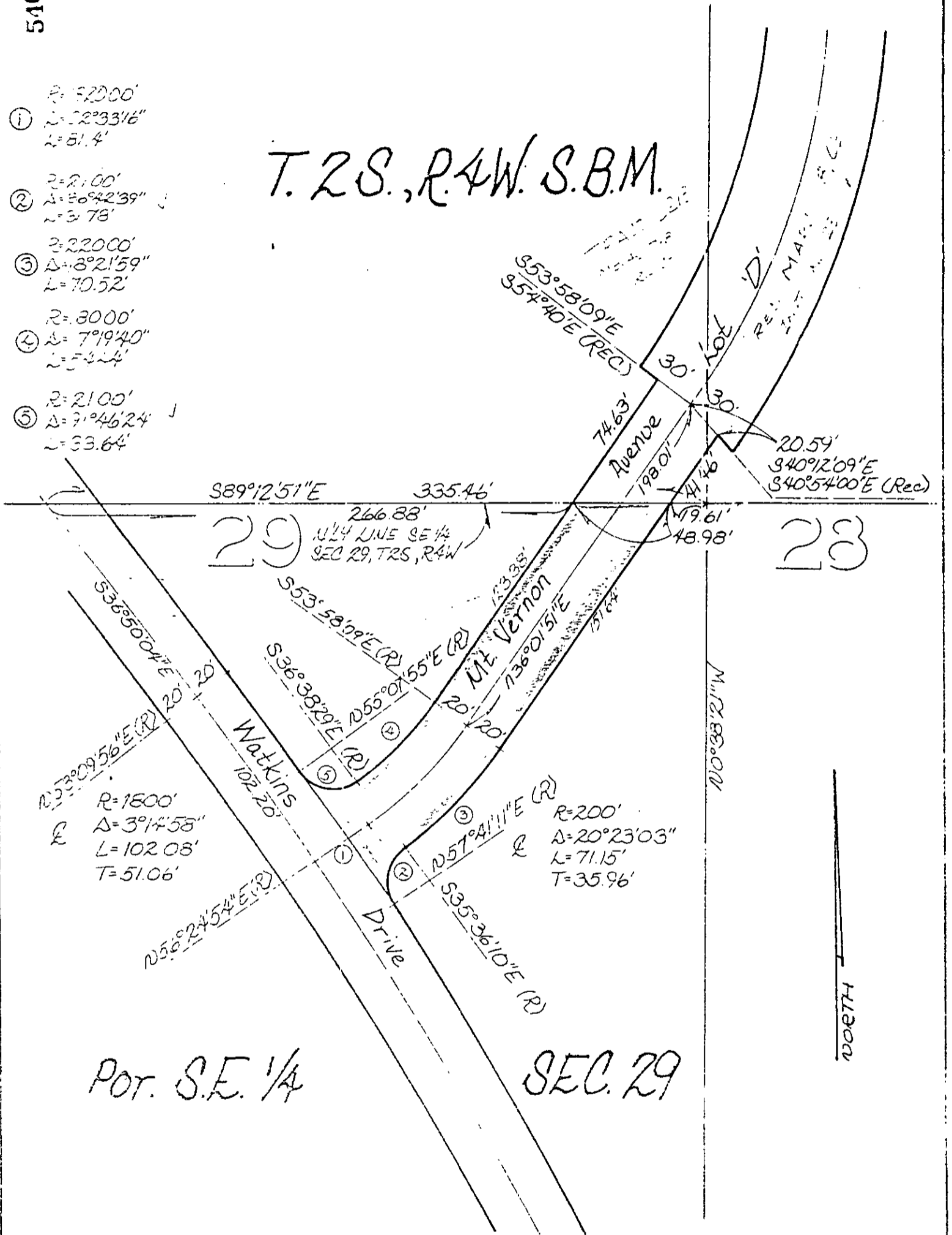
SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395

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- ① R=5200'
Δ=122°33'16"
L=81.4'
- ② R=2100'
Δ=56°42'39"
L=3.78'
- ③ R=22000'
Δ=8°21'59"
L=70.52'
- ④ R=3000'
Δ=7°19'40"
L=54.24'
- ⑤ R=2100'
Δ=7°46'24"
L=33.64'

T. 2 S., R. 4 W. S. B. M.



POT. S.E. 1/4

SEC. 29

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAN IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2

12/25/12/25

SCALE 1"=60' DRAWN BY J.V. DATE 8/6/74 SUBJECT MT. VERNON AVE. EXTENSION

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